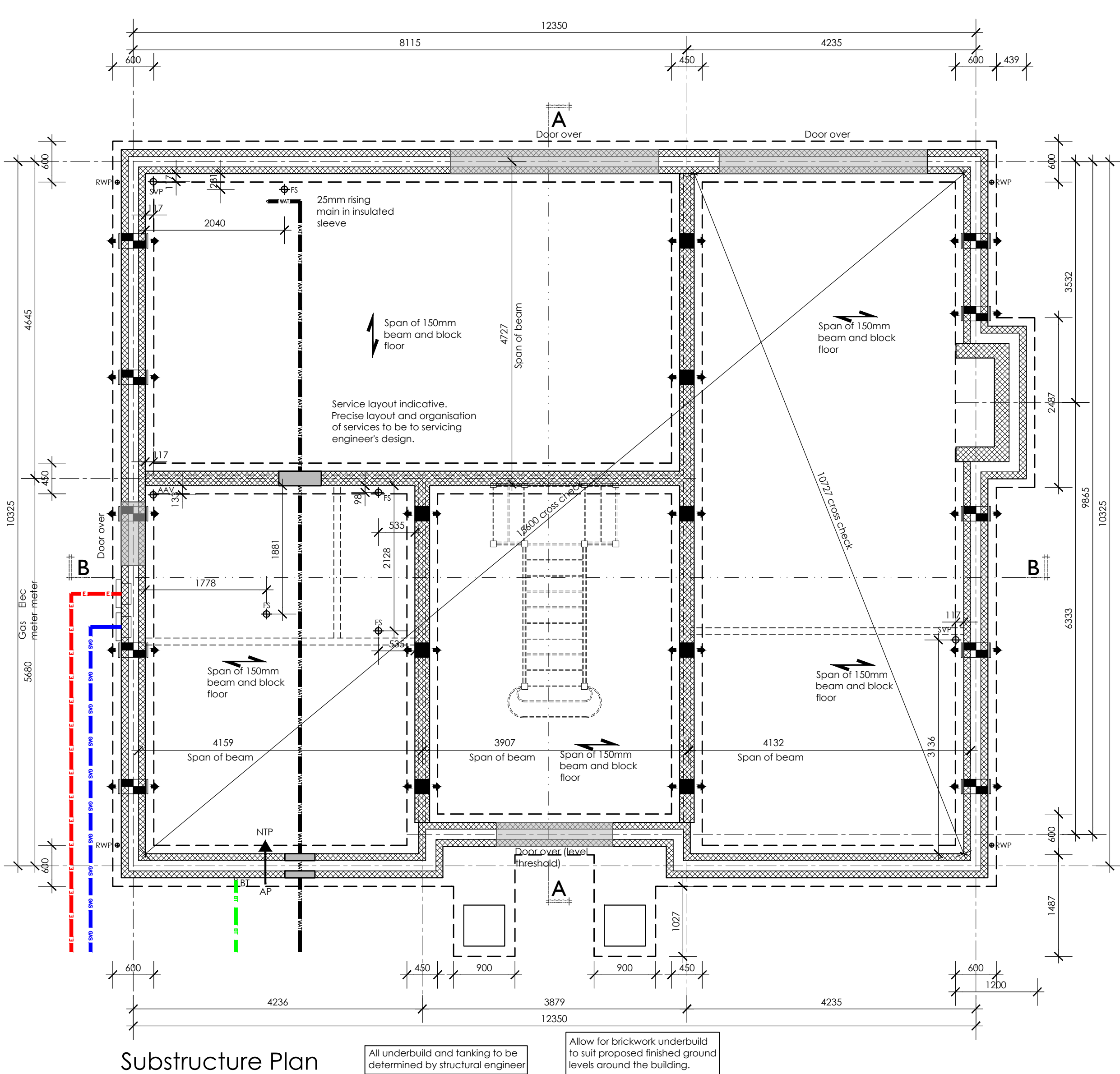


SUB-FLOOR VENTILATION	
White house type	
Ventilation/m run of external wall	45mx1500mm ² = 67,500mm ²
Ventilation/m ² of floor area	118mx500mm ² = 59,000mm ²
Ventilation Provided	10 x 6,170mm ² Air Bricks = 61,700mm ²
SUB-FLOOR NOTES	
1. Positions of Air Bricks indicative. Subfloor void to be ventilated by openings providing not less than 1500mm ² per metre run of external wall, or 500mm ² per m ² of floor area, whichever gives the greater opening area. Vents to be provided on at least 2 opposing sides and 225mm away from any door opening. Vents not to be positioned directly under floor beams.	
2. Diagonal Check dimensions are to internal leaf of cavity walls.	
3. Beam & Block spans TBC by manufacturer & engineer.	
4. Refer to structural Engineers drawings for Foundations and slab levels.	
5. Refer to Engineers drawings for locations of drainage penetrations through substructure walls, to enable locating of PCC lintels to create openings.	
6. Air Bricks to have 6,170mm ² FREE AIR FLOW per brick.	

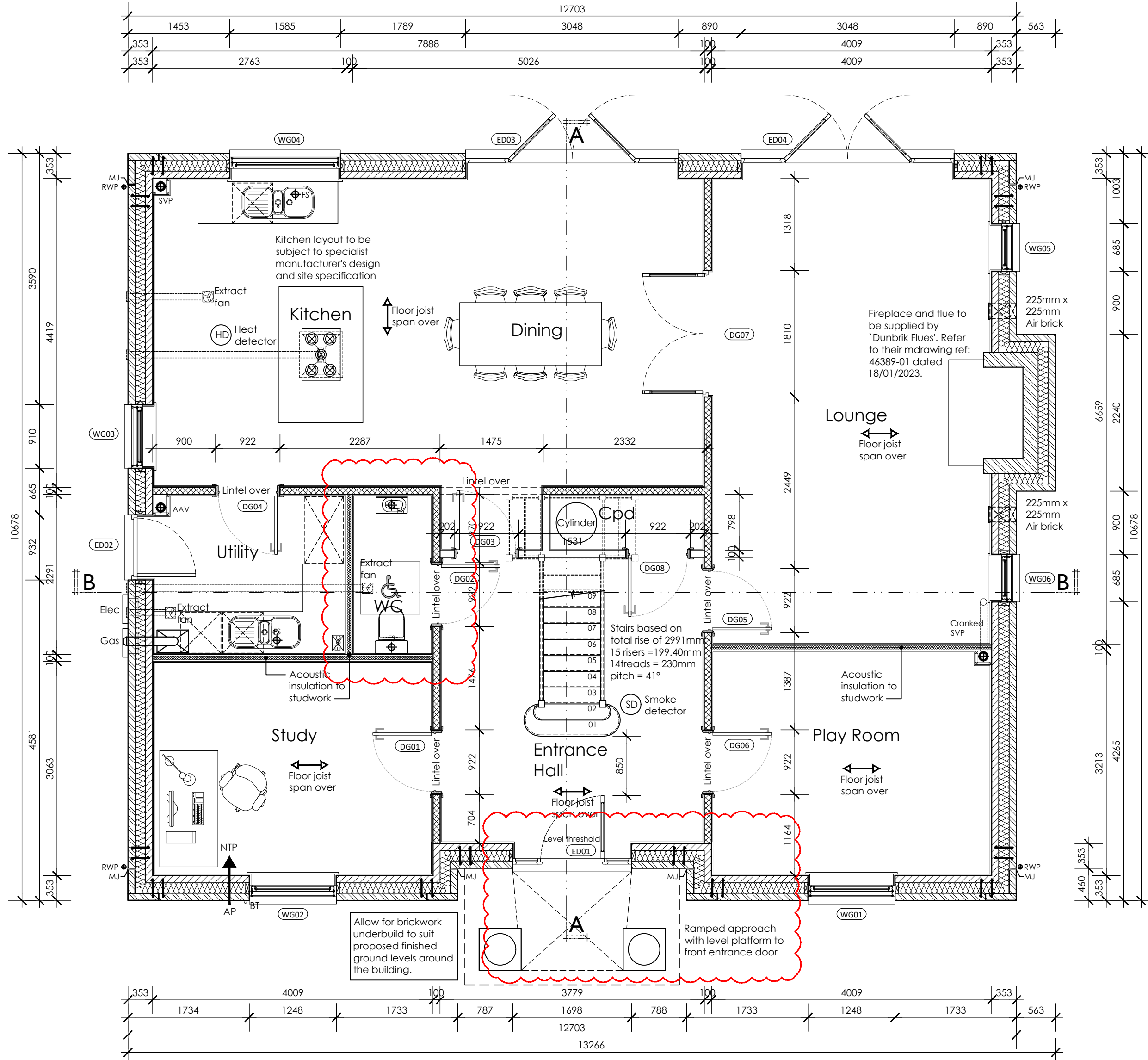
SUBSTRUCTURE KEY	
STRUCTURAL	
	100/215mm concrete block-work (7N/mm2)
	Cranked air brick ventilation.
	Air brick ventilation to spine/215mm internal sub walls.
	Span direction of insulated floor beam system over.
	Non loadbearing wall over.
	PCC Lintels for service entries.
SERVICES	
	Incoming Gas main
	Incoming Water main
	Incoming Electric Main
	Incoming BT main BT FO Duct
	(SVP) - Stack & Vent Pipe / (FS) - Floor Socket
	(RWP) - Rainwater Pipe
	External Tap
	Gas Meter (Internal)
	Electricity Meter (Internal)
	Gas or Electric Meter (External)
	Semi concealed gas meter box
NOTE: The internal load-bearing walls have been indicated as 100mm wide blockwork walls. The PC floor manufacturer is to confirm the wall thickness is adequate to support the beam and block flooring. For footing layout refer to Structural Engineers drawing.	
READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS FOR ALL STEPS IN FOUNDATION DEPTHS	



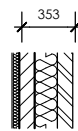
Substructure Plan

All underbuild and tanking to be determined by structural engineer

Allow for brickwork underbuild to suit proposed finished ground levels around the building.



Ground Floor Plan

GENERAL KEY		
BUILDING ENVELOPE		
	EXTERNAL WALL FINISHES - 353mm cavity overall comprising of 103mm facing brickwork/150mm cavity fill with 150mm Knauf Drytherm 32 (tbc)/100mm Aircrete blockwork (3.4N/mm ² block strength min density 600-800kg/m ³) 50mm PIR/plasterboard laminate & skim finish	
	(100mm) partition block-work 7N/mm ² block strengths for each floor & min density of 600-800kg/m ³ . Block finished with 12.5mm plasterboard on dabs	
	50x100mm CLS timber stud partition lined with 15mm plasterboard either side (include for 50mm APR insulation between studs between opposing wet room/bedrooms where indicated)	
STRUCTURAL		
	Indicates span of structure	
	Indicates span of floor joists	
	Centre of steel beam over. Refer to structural engineers dwgs & design details inc bolting/padstone & min beam bearings (To Structural Engineer confirmation)	
	Movement Joint Locator (To Structural Engineer confirmation)	
	Padstone sizes TBC by Structural Engineer	
SERVICES		
	(SVP) - Soil & Vent Pipe / (FS) - Floor Socket	
	(RWP) - Rainwater Pipe	
	External Tap	
	Mechanical Extracts	
	Heated Towel Rail	
	Radiator position	
	Boiler Position	
	Electric Meter	
	Semi concealed gas meter box	
SCHEDULE OF ACCOMODATION		
Unit	Structural Area	G.I.F.A.
Detached House	274.93m ² / 2959.32 sq.ft	270.08m ² / 2907.12 sq.ft

WINDOW SCHEDULE					OG=Obscure Glass
GROUND FLOOR WINDOWS					TG=Toughened Safety Glass
Window Ref	Location	Width	Height	Notes	
WG01	PLAY ROOM	1248	1650	TG - Part Q - Vent required	
WG02	STUDY	1248	1650	TG - Part Q - Vent required	
WG03	KITCHEN	910	1050	Part Q - Vent required	
WG04	KITCHEN	1585	1050	Part Q - Vent required	
WG05	LOUNGE	685	1650	TG - Part Q - Vent required	
WG06	LOUNGE	685	1650	TG - Part Q - Vent required	

FIRST FLOOR WINDOWS					
Window Ref	Location	Width	Height	Notes	
WF01	LANDING	1248	1425	Part Q - Vent required	
WF02	BED 2	1248	1425	Emergency egress - Vent required	
WF03	E/S 1	1248	1425	Obscure glass	
WF04	BED 1	2496	1425	Emergency egress - Vent required	
WF05	BED 4	1248	1425	Emergency egress - Vent required	
WF06	BATH	910	1425	Obscure glass	
WF07	BED 3	1248	1425	Emergency egress - Vent required	

SECOND FLOOR WINDOWS					
Window Ref	Location	Width	Height	Notes	
WS01	BED 5	780	980	Velux - Vent required	
WS02	BED 5	780	980	Velux - Vent required	
WS03	DRESSING	780	980	Velux - Vent required	
WS04	E/S 5	780	980	Velux - Vent required	
WS05	STAIRS	780	980	Velux - Vent required	
WS06	BED 5	780	980	Velux - Vent required	

Toughened Glass is required in windows where glass is within 800mm of FFL. And in doors & side panels where glass is within 1500mm of FFL

DOOR SCHEDULE					OG=Obscure Glass
GROUND FLOOR EXTERNAL DOORS					TG=Toughened Safety Glass
Door Ref	Location	Leaf	Opening	Notes	
ED01	ENTRANCE HALL	914	1698x2100	Front door + side screens - Part M & Part Q	
ED02	UTILITY	838	932x2175	Personnel door - TG - Part Q	
ED03	DINING	900	3048x2175	Doors + screen - TG - Part Q - Vent required	
ED04	LOUNGE	900	3048x2175	Doors + screen - TG - Part Q - Vent required	
GROUND FLOOR INTERNAL DOORS					
DG01	STUDY	838	922x2033	FD30	
DG02	WC	838	922x2033	FD30	
DG03	KITCHEN	838	922x2033	FD30	
DG04	UTILITY	838	922x2033	FD30	
DG05	LOUNGE	838	922x2033	FD30	
DG06	PLAY ROOM	838	922x2033	FD30	
DG07	DINING	858	1810x2033	Pair doors	
DG08	HALL CPD	838	922x2033	FD30	

FIRST FLOOR INTERNAL DOORS					
DF01	BED 2	762	846x2033	FD30	
DF02	CPD	686	770x2033		
DF03	E/S 2	762	846x2033		
DF04	BED 1	762	846x2033	FD30	
DF05	DRESSING	762	846x2033		
DF06	E/S 1	762	846x2033		
DF07	BED 4	762	846x2033	FD30	
DF08	BATH	762	846x2033		
DF09	BED 3	762	846x2033	FD30	

SECOND FLOOR INTERNAL DOORS					
DS01	BED 5	762	846x2033	FD30 - self closing	
DS02	CPD	2 x 762	1618x2033		
DS03	E/S 5	762	846x2033		

NOTE:
All bedroom windows to have opening light with bottom max 1100mm & min 800mm above floor area & to have a min unobstructed opening area of 0.33m² & at least 450mm high and 450mm wide that is not obstructed by 'easy-clean' hinges.

Windows are to incorporate a total background ventilation area (trickle vents) not less than 5,000mm² to habitable rooms and 2,500mm² to sanitary accommodation - Refer to Approved Document F1.

NOTE:
All windows and doors that provide access to the dwelling from the outside will be sufficiently robust and fitted with appropriate hardware to resist physical attack by a casual or opportunist burglar.

NOTE:
Air permeability testing to be carried out upon completion.

Commissioning certificates for the heating and hot water systems to be issued upon completion.

Upon completion of the the owner is to be provided with sufficient information about the energy rating of the building and the required continued maintenance of its heating system so as to remain efficient and economical.

PART R REQUIREMENTS

NTP
Location noted on plan for proposed installation of 20mm Ø conduit within external wall to allow for an AP (Access Point) from the external face of the building to a NTP (Network Termination Point) internally.

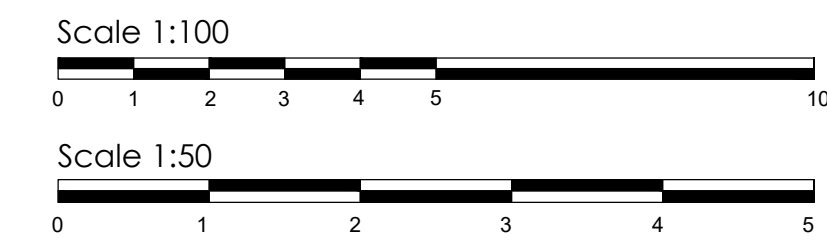
AP
Location noted on plan for proposed installation of 20mm Ø conduit within external wall to allow for an AP (Access Point) from the external face of the building to a NTP (Network Termination Point) internally.

NOTES:
1) Conduit to be fitted falling towards outside face of wall to prevent moisture ingress.
2) Internal & external ends of conduit to be suitably capped off with round tube inserts to provide a tight sealed fitting.

Circular symbol noted on elevations externally indicates location of AP (Access Point) to 20mm conduit. Level internally for NTP (Network Termination Point) to be set according to Category 1 under Part M of the Building Regulations of between 450mm - 1200mm.

Physical infrastructure for high speed Electronic Communications Networks.

IMPORTANT NOTE:
The requirement of R1 is to provide only the in-building physical infrastructure. From the service provides access point to the occupiers network termination point. It is not a requirement to provide any network cabling or equipment, or any in-building infrastructure that extends internally beyond the network termination point, nor is it a requirement to provide any external or site wide infrastructure beyond the access point. The developer and broadband service provider should agree who will install such external infrastructure.



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A 21/02/23 Movement joints shown to first floor.

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Issue

Client

Blaze Construction

Project

259 Winchester Road
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SO53 2DX

Drawing Title

Substructure & Ground Floor Plans

Scale	Date	Drawing Ref.	Rev
1:50 @ A1	Dec 2022	B22-1145-P-100	A